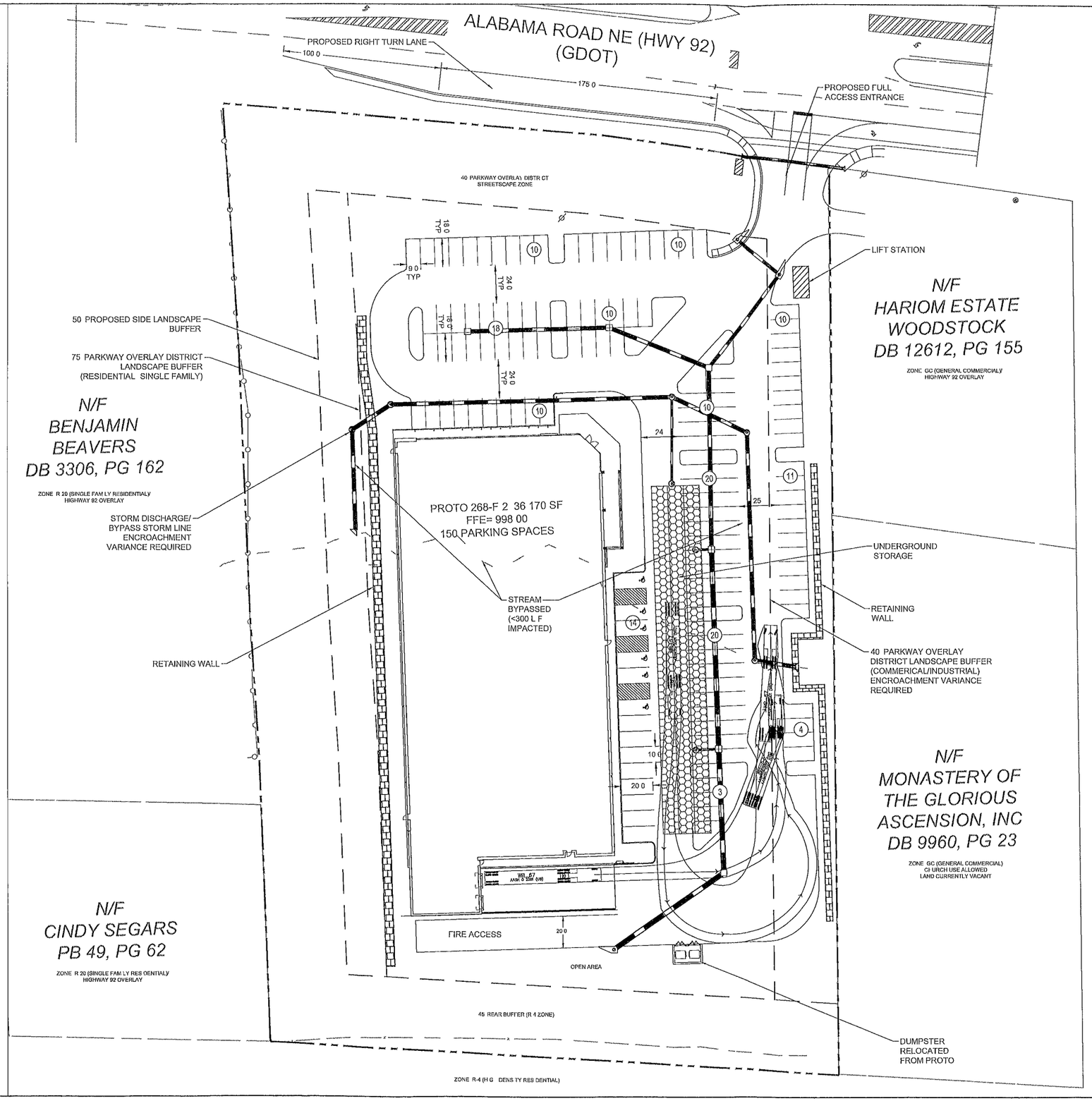

NOTE

- THIS SITE PLAN BEING PRELIMINARY IN NATURE DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES NOR STORM DRAINAGE GRADING UTILITY EASEMENTS AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE
- PARKING FIELDS AND RATIOS ARE PRELIMINARY
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT LANDLORD OR ANY OF THE GOVERNMENTAL AGENCIES KIMLEY HORN HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK

RISK ITEMS

1 UNDERGROUND STORMWATER FACILITIES WILL BE REQUIRED
2 SITE ENCROACHES ON PARKWAY OVERLAY DISTRICT LANDSCAPE BUFFER VARIANCE REQUIRED
3 INTERMITTENT STREAM THROUGH THE MIDDLE OF THE SITE
4 SUBSTANTIAL WALLS TO ACCOMMODATE FOR DRAMATIC GRADE CHANGES
5 SANITARY SEWER LIFT STATION WILL BE NECESSARY
6 DRIVEWAY SPACING WAIVER REQUIRED
7 ROOF PITCH VARIANCE REQUIRED
8 SINCE THE PROPOSED NUMBER OF PARKING EXCEEDS THE MAXIMUM REQUIREMENTS, SUSTAINABILITY MEASURES PER CITY OF WOODSTOCK PARKING PERFORMANCE STANDARDS WILL BE IMPLEMENTED

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±4 96 AC	±215 909 SF	±20 058 6 SM
ZONING	GENERAL COMMERCIAL (GC) (PARKWAY OVERLAY DISTRICT)		
REQUIRED PARKING	MIN 1 PER 300 SF FLOOR SPACE = 121 TOTAL SPACES MAX 10% MORE THAN MIN = 133 TOTAL SPACES 5 ACCESSIBLE SPACES		
FRONT SETBACK	20 BLDG		
SIDE SETBACK	10 BLDG		
REAR SETBACK	30 BLDG		
PROVIDED PARKING	144 STANDARD SPACES 6 ACCESSIBLE SPACES		

FEB 0 2 2016

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW KIMLEY-HORN COM

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE
DRAWN BY KHA
DESIGNED BY KHA
CHECKED BY KHA

CLIENT
LIDL US, LLC
GREENSBORO DRIVE
MC LEAN VA 22102

PROJECT
WOODSTOCK
(P000656)

TITLE
PRELIMINARY SITE
PLAN
GA

DATE
01/18/2016
PROJECT NO
017031009
SHEET NUMBER
SP-2

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